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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 019251

2015 APR -1 AM 10: 20

MAIL RECORDED DEED TO:

865 Alderbrook Ct  
Crown Point IN 46307

MICHAEL B. BROWN  
RECORDER

MAIL SUBSEQUENT TAX BILLS TO:

865 Alderbrook Ct  
Crown Point IN 46307

**SPECIAL WARRANTY DEED**

1500776 Cric Cm

CHICAGO TITLE INSURANCE COMPANY

THE GRANTOR, **BECOJA MANAGEMENT TEAM, LLC**, an Indiana limited partnership, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANTS and CONVEYS to **900 HERITAGE LLC**, the following described Real Estate situated in the County of **LAKE** in the State of **INDIANA**, to wit:

See **EXHIBIT A** attached hereto

Property Address: 900, 910 and 920 Heritage Lane, Crown Point, IN 46307

Permanent Real Estate Index Numbers: Parcel 1: 45-16-09-302-004.000-042  
Parcel 2: 45-16-09-302-005.000-042  
Parcel 3: 45-16-09-302-006.000-042

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.


Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in **Exhibit B** attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Dated as of MARCH 26, 2015.

**GRANTOR:**

**BECOJA MANAGEMENT TEAM, LLC**  
an Indiana limited partnership

By:   
RAMAZAN BECOJA, Sole Member and Manager



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20064

# 20  
CT  
Ca

**EXHIBIT A  
LEGAL DESCRIPTION**

**Parcel 1:**

The South 182.5 feet of the North 750 feet of the West 180.8 feet; and the South 130.5 feet of the North 698 feet of the East 70 feet of the West 250.8 feet of the Northwest Quarter of the Southwest Quarter of Section 9, Township 34 North, Range 8 West of the 2nd P.M., all in the City of Crown Point, Indiana.

**Parcel 2:**

The South 52 feet of the North 750 feet of the East 70 feet of the West 250.8 feet; and the South 182.5 feet of the North 750 feet of the East 140 feet of the West 390.8 feet; and the South 52 feet of the North 750 feet of the East 30 feet of the West 420.8 feet of the Northwest Quarter of the Southwest Quarter of Section 9, Township 34 North, Range 8 West of the 2nd P.M., all in the City of Crown Point, Lake County, Indiana.

**Parcel 3:**

The South 130.5 feet of the North 698 feet of the East 30 feet of the West 420.8 feet; and the South 182.5 feet of the North 750 feet of the East 160 feet of the West 580.8 feet of the Northwest Quarter of the Southwest Quarter of Section 9, Township 34 North, Range 8 West of the 2nd P.M. all in the City of Crown Point, Lake County, Indiana.

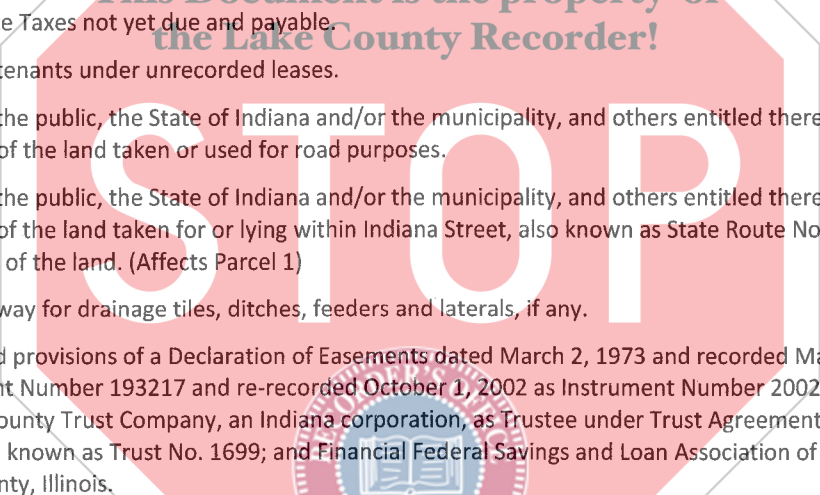
Property Address: 900, 910 and 920 Heritage Lane, Crown Point, IN 46307

Permanent Real Estate Index Numbers:

Parcel 1: 45-16-09-302-004.000-042

Parcel 2: 45-16-09-302-005.000-042

Parcel 3: 45-16-09-302-006.000-042

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1. Real Estate Taxes not yet due and payable.
  2. Rights of tenants under unrecorded leases.
  3. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
  4. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Indiana Street, also known as State Route No. 55 along the West side of the land. (Affects Parcel 1)
  5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
  6. Terms and provisions of a Declaration of Easements dated March 2, 1973 and recorded March 16, 1973 as Instrument Number 193217 and re-recorded October 1, 2002 as Instrument Number 2002 088115, made by Lake County Trust Company, an Indiana corporation, as Trustee under Trust Agreement date May 7, 1971, and known as Trust No. 1699; and Financial Federal Savings and Loan Association of Olympia Fields, Cook County, Illinois.

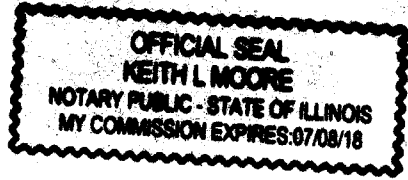
STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE ) SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **RAMAZAN BECOJA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Sole Member and Manager of **BECOJA MANAGEMENT TEAM, LLC**, he signed and delivered the said instrument, pursuant to authority given by such company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, as of MARCH 26, 2015.

  
\_\_\_\_\_  
Notary Public

[SEAL]



This Instrument Was Prepared By:  
Keith L. Moore, Esq.  
806 Greenwood Street  
Evanston, IL 60201

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
\_\_\_\_\_  
Keith L. Moore

